

PLYMOUTH PLAN COMMISSION

April 1, 2025

The Plymouth Plan Commission met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana, on April 1, 2025, at 7:00 p.m.

Commission President Doug Feece called the meeting to order for Commissioners Alex Eads, Mark Gidley, Shiloh Carothers Milner, Angela Rupchock-Schafer, Linda Secor, Dan Sellers, Fred Webster, and Paul Wendel answering roll call who were physically present. Commissioners Randy Longanecker and Beth Pinkerton were absent. Others present were Building Commissioner Dennis Manuwal Jr., City Attorney Jeff Houin, Plan Director Ty Adley, and Mayor Robert Listenberger. The public was able to see and hear the meeting through Microsoft Teams.

Commissioners Webster and Wendel moved and seconded to approve the minutes of the last regular meeting on March 4, 2025. The motion carried.

The following legal notice was advertised in the Pilot News newspaper on March 20, 2025:

116 Legals	
116 Legals	<p>dards to waive the requirement to install sidewalks, on parcels 50-32-07-000-006.000-018 and 50-32-07-000-007.000-018, located on State Road 17, Plymouth, IN 46563, zoned R-2 Suburban Residential.</p> <p>Information on these matters may be obtained at the office of the Clerk-Treasurer, 124 N. Michigan St., Plymouth, IN and telephone #574-936-2124. Written objections to the proposal filed at the Clerk-Treasurer's office will be considered and oral comments will be heard. The hearing may be continued from time to time as may be found necessary.</p> <p>If you are disabled and need special accommodations, please call the ADA Coordinator at 574-936-2948.</p> <p>Kyle Williams, Recording Secretary, Plan Commission, March, 20th, 2025.</p>
NOTICE OF PUBLIC HEARING	
<p>The Plan Commission of the City of Plymouth, Indiana will hold a hearing on April 1st, 2025, at 7:00 p.m. in the Council Chambers of the City Building, 124 N. Michigan St. (Garro St. entrance), Plymouth, Indiana on the following matters:</p> <p>PC 2025-04: MICHAEL T AND JOYCE D RELOS REVOCABLE TRUST, 10052 Olive Trail, Plymouth, IN 46563: An Abatement of Development Stan-</p>	

PC 2025-04: MICHAEL T AND JOYCE D RELOS REVOCABLE TRUST, 11772 Olive Trail, Plymouth, IN 46563: An Abatement of Development Standards to waive the requirement to install sidewalks, on parcels 50-32-07-000-006.000-018 and 50-32-07-000-007.000-018, located on State Road 17, Plymouth, IN 46563, zoned R-2 Suburban Residential.

Feece stated that the request was withdrawn by the applicant.

Resolution No. 2025-1153: Order of the Plymouth Plan Commission Determining that a Resolution Amending the Declaratory Resolution Approved and Adopted by the Plymouth Redevelopment Commission Conforms to the Comprehensive Plan and Approving Said Resolution.

City Attorney Houin reminded the commission that last fall the Redevelopment Commission passed a resolution amending their TIF #3 Plan. He explained they had to do that to add projects to contribute funds toward or act on. He stated one of the items on the original declaratory was to make a contribution to the Lifelong Learning Network (LLN) for the Marshall County Career Innovation Center (MCCIC). He explained the process and stated the Plan Commission needed to answer the question if this amendment to the plan complies with the City of Plymouth Comprehensive Plan. He stated this

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contribution to LLN was removed previously after action by the council and just went back to the Redevelopment Commission for the consulting work with enFocus. He stated the Redevelopment Commission wished to try again to amend the plan to allow that contribution. He stated that more information had since been provided to specify that those contributed funds would be to purchase equipment for the Automotive program. He stated that Allie Shook could not attend that night as it was a School Board night, but Greg Hildebrand of Marshall County Economic Development Corporation (MCEDC) was present to answer questions. He wished to highlight a couple items in the Comprehensive Plan as seen below.

1

Collaboration

We value fostering enduring partnerships with local and regional organizations, prioritizing inclusivity, open dialogue, and diverse participation to encourage a vibrant and connected community.

2

Wellbeing

We value the wellbeing of residents and visitors in Plymouth, aspiring to foster a high-quality, safe, and family-friendly environment. Our dedication encompasses exceptional parks, safety measures, access to quality education, healthcare, and wellness opportunities, enhancing the overall wellbeing of our vibrant community.

3

Growth

We highly value supporting the growth of businesses and ensuring a range of diverse, affordable, and high-quality housing options to meet the needs of all life stages. Our vision is to see Plymouth as a place where opportunities thrive, advancing our community, residents, and businesses toward a prosperous future.



Goal 4: Offer quality education for all ages

Strategies	Time Frame Short term < 2 years Mid term 3-5 years Long term >5 years Ongoing	Lead Entity	Involved Partners	Priority Level
Authentic connections between businesses and education to adequately serve the needs of the local business community	Ongoing	Lifelong Learning Network & Plymouth Community Schools	City Administration, CTE, MCEDC, Local Businesses, MCCAC, Purdue, & Ivy Tech	High

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Houin stated that LLN was creating educational opportunities through MCCIC both for students of the high school level and also for adults of the community as all programs support high school and adult education courses.

Feece asked where TIF #3 was located.

Houin replied that TIF #3 was the US 30/Pine Road area.

Feece asked for clarification that it did not need to be in the area where the money would be spent from.

Houin replied that IC 36-7-25-3 specifically stated that the Redevelopment Commission could support projects, improvements, or purposes that are not located in those areas or the redevelopment district if the projects, improvements, or purposes directly serve or benefit those areas. He stated there was also an amendment to Indiana Code in 2022 where they added a provision to IC 36-7-25-7 which explicitly allowed a Redevelopment Commission to support educational programs, work training programs, worker retraining programs, or any other programs designed to prepare individuals to participate in the competitive and global economy.

Feece replied that he was upset that the City Council did not approve of this in the first place.

Wendel asked what the reasoning was for denying this.

Houin replied that he could not speak for the council members but some concerns arose with contributing funds to the school corporation and that comment surprised him. He stated in all the years he had been involved in those types of programs was the objection to TIF districts that they captured tax money which could otherwise go to support other taxing units, including the school.

Rupchock-Schafer asked if it was a close vote for the city council.

Houin replied it was a 4-3 against. He explained that it was not a contribution to the school corporation but a contribution to LLN who partners with the North Central CTE Cooperative to provide career and technical education opportunities to both students at a high school age and the adult education programs.

Feece hoped that this benefited as well because he knows that his children had it good because he taught them how to change oil and rotate their tires so they don't have to go to someone and be taken advantage of or get charged an outrageous price for something that could be done yourself in the back yard. He stated that he had home economics and that did not hurt him a bit.

Houin encouraged them to contact Allie Shook or someone in the School Corporation as they would be happy to show them the MCCIC. He stated that for the example of home economics, that the LLN had gone so much above and beyond what was available at the time. He stated they had a full commercial kitchen where they could prepare meals for events and catering. He stated it did not just prepare the basic skills that Feece addressed but instead take a step ahead by preparing them to go into a career in those subject areas.

Webster stated he was looking this over and asked if the only quote they had received was from Snap-On Tools.

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Hildebrand replied that he did not believe so, but he would have to check on that.

Webster stated that they made good equipment, but they were also very pricey.

Hildebrand stated it came down to the standard that they were being trained for going out into the workforce and that style of tooling would be what they would be looking at.

Webster stated he had met many people with shops over the years and asked if any of them looked this over and how they decided on the equipment needed. He asked if they asked people who worked with this on a daily basis.

Hildebrand replied that they had a subcommittee that looked it over with some of the local repair shops. He stated he was aware that Oliver Ford was involved in that subcommittee, along with others.

Webster stated he wanted to ensure that they had the right people to look all this over or provide input.

Houin explained that those same questions came up at the Redevelopment Commission and Snap-On offered a significant discount because they could utilize the school corporation as a purchasing agent.

Webster added if someone was to break a snap-on as well that they replace it.

Houin stated that the way it was explained to him was that each of the different subject areas within the MCCIC had an advisory team made up of professionals in that field so they had professional mechanics and business owners who could potentially wind up as the employers of those students.

Hildebrand stated that the best part of this was the adult education component as it assisted with workforce development. He explained regarding the culinary courses mentioned earlier that the area was a licensed food preparation area if someone wanted to market their own guacamole at a farmer's market as the Health Department required it to be prepared in a commercial kitchen and by providing commercial kitchens, they had entrepreneurs who could rent space.

Commissioners Rupchock-Schafer and Eads moved and seconded to approve Resolution No. 2025-1153, Order of the Plymouth Plan Commission Determining that a Resolution Amending the Declaratory Resolution Approved and Adopted by the Plymouth Redevelopment Commission Conforms to the Comprehensive Plan and Approving Said Resolution as presented. The motion passed by roll call vote.

In Favor: Eads, Gidley, Milner, Rupchock-Schafer, Secor, Webster, Wendel, and Feece

Opposed: None

Absent: Longanecker and Pinkerton

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RESOLUTION NO. 2025-1153

ORDER OF THE PLYMOUTH PLAN COMMISSION DETERMINING THAT A RESOLUTION AMENDING THE DECLARATORY RESOLUTION APPROVED AND ADOPTED BY THE PLYMOUTH REDEVELOPMENT COMMISSION CONFORMS TO THE COMPREHENSIVE PLAN AND APPROVING SAID RESOLUTION

WHEREAS, the Plymouth ("City") Redevelopment Commission ("Commission") on February 23, 2004, adopted a declaratory resolution, as amended to date (collectively, as amended, "Declaratory Resolution"), as confirmed by a confirmatory resolution adopted, as amended to date (collectively, as amended, "Confirmatory Resolution"), establishing the US 30/Pine Road Economic Development Area, commonly referred to as TIF #3 ("Area") as an economic development area under IC 36-7-14 and IC 36-7-25;

WHEREAS, the Declaratory Resolution and the Confirmatory Resolution are hereinafter collectively referred to as the "Area Resolution,"

WHEREAS, the Area Resolution approved the Plan, as amended to date (collectively, as amended, "Original Plan") which Original Plan contained specific recommendations for economic development in the Area;

WHEREAS, on March 18, 2025, the Commission adopted a resolution amending the Original Declaratory Resolution ("Amending Declaratory Resolution") and the Original Plan to add the capital expenditures for educational institutions that help prepare individuals to participate in the competitive and global economy, including for the Marshall County Career Innovation Center to be operated by the Marshall County Life Long Learning Network pursuant to IC 36-7-14-39 and IC 26-7-25, all in, serving or benefiting the Area, to the Original Plan (as amended, "2025 Plan"); and

WHEREAS, IC 36-7-14 and IC 36-7-25 and all acts supplemental and amendatory thereto require approval of the Amending Declaratory Resolution and the 2025 Plan by the Plymouth Plan Commission ("Plan Commission");

NOW, THEREFORE, BE IT ORDERED BY THE PLYMOUTH PLAN COMMISSION, AS FOLLOWS:

1. The Amending Declaratory Resolution and the 2025 Plan conform to the Comprehensive Plan for the City.
2. The Amending Declaratory Resolution and the 2025 Plan are in all respects approved.
3. The Secretary of the Plan Commission is hereby directed to file a copy of the Amending Declaratory Resolution and the 2025 Plan with the permanent minutes of this meeting.

Passed by the Plymouth Plan Commission, this 1st day of April, 2025.

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President

ATTEST:


Secretary

Comprehensive Plan Update:

Plan Director Adley stated there was cleanup day between April 14th-28th to clean up different sections of the city. He stated there was great progress on the zoning subcommittee and they would likely have amendments to them by May/June.

Other Business:

There was no other business at that time.

With there being no other business to come before the Commission, Commissioners Webster and Milner moved and seconded to adjourn the meeting. The motion carried, and the meeting adjourned at 7:19 p.m.


Kyle Williams, Recording Secretary